

# **ZONING BOARD OF REVIEW**

## **AGENDA**

### **WEDNESDAY**

**May 7, 2008**

**Town Council Chambers 1670 Flat River Road Work Session &  
Regular Meeting 7:00 p.m.**

**WORK SESSION 1. Approval of Minutes from April 2, 2008 2.  
Approval of Decisions from April meetings. 3. Zoning Enforcement  
Officer's Staff Report 4. Discussion of Applications heard during  
Public Hearing on April 2, 2008**

### **OLD BUSINESS – DECISIONS**

**Applicant: Mark Pietrunti and Mary Petrangelo**

**Owner: Richard Petrangelo**

**Location of Property: AP 53, Lot 13; 85 Abbott's Crossing Road**

**Zone: R20**

**Existing Use: Single-family residence**

**Proposed Use: Same with 1 but not more than 2 boarders.**

**Applicant has requested Special Use Permit to house 1 but no more  
than 2 boarders.**

**Applicant: Ronald Leveillee**

**Owner: Same**

**Location of Property: AP 305, Lot 73; 88 Twin Brook Lane**

**Zone: RR-3**

**Existing Use: Vacant Land**

**Proposed Use: Single-family dwelling.**

**Applicant has requested Dimensional Variance to construct a single family dwelling on 1.9 acres of land where 3 acres is required. Applicant is also requesting a variance for frontage. The lot is land-locked with a proposed easement through Applicant's second parcel of land-required frontage of 225 feet is needed.**

**Applicant: Rachel Linhares**

**Owner: Same**

**Location of Property: AP 57, Lot 4; 10 Raymond's Point Road**

**Zone: RR-2**

**Existing Use: Single-family residence**

**Proposed Use: Same with addition**

**Applicant has requested a Special Use Permit for an addition 6 feet 3 inches wide by 33 feet 11 inches long. This addition will square off L-shaped house.**

**Applicant: Michael K. Daley**

**Owner: Michael and Cheryl Daley**

**Location of Property: AP 316, Lot 103; 526 Camp Westwood Road**

**Zone: RR-5**

**Existing Use: Single-family residence**

**Proposed Use: Same with addition.**

**Applicant has requested a Special Use Permit to construct a 2 story wood framed structure 25'wx40'lx22'H to match existing roof. 2 car garage with storage & laundry on ground level, 1 bed in-law with access from living/dining room area of existing house. Applicant will occupy this area.**

**Applicant: John Mahar**

**Owner: John Mahar**

**Location of Property: AP 43, Lot 24; 16 White Oak Court**

**Zone: R20**

**Existing Use: Single-family residence**

**Proposed Use: Same with addition.**

**Applicant has requested a Special Use Permit to construct an approximate 900 foot addition that will be used as an in-law.**

**Applicant: Richard A. Santos**

**Owner: Richard A. and Ramona Santos**

**Location of Property: AP 17 Lot 29.2; 96 Lakehurst Drive, Coventry**

**Zone: R20**

**Existing Use: Single Family Residence**

**Proposed Use: Same**

**Applicant has requested an Appeal of Planning Board Decision and also requests a dimensional variance to create a two lot minor subdivision. Both lots have inadequate area and one lot having inadequate rear set-back.**

## **NEW BUSINESS**

**Applicant: Steven and Katina LaFazia**

**Owner: Same**

**Location of Property: AP 49, Lot 48.011; 250 Shady Valley Road**

**Zone: RR-2**

**Existing Use: Single-family residence**

**Proposed Use: Same with Wind Turbine**

**Applicant has requested a Special Use Permit to install a wind turbine on the roof of the residence.**

**Applicant: Jonathan Fusco and Amanda Hood**

**Owner: Fusco, Joseph**

**Location of Property: AP 43, Lot 11; 76 Reservoir Road**

**Zone: R-20**

**Existing Use: Single-family residence**

**Proposed Use: Same with Addition**

**Applicant has requested a Special Use Permit to construct an**

**approximate 24' x 40' addition that will be used as an in-law.**

**Applicant: Andrew Bequette**

**Owner: Alexander Ewanyk**

**Location of Property: AP 18, Lot 85; 1910 Nooseneck Hill Road**

**Zone: GB-1**

**Existing Use: Commercial and residential**

**Proposed Use: Auto Detailing Business**

**Applicant has requested a Special Use Permit to operate an auto detailing business.**

**Applicant: Kelly Fino**

**Owner: Same**

**Location of Property: AP 29 Lot 103.001; 141 Hopkins Hill Road**

**Zone: R-20**

**Existing Use: Single-family residence**

**Proposed Use: Same with In-law**

**Applicant has requested a Special Use Permit to legalize in-law.**

**Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9181 xt. 240, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.**